



## **BURR RIDGE ZONING ORDINANCE**

### **SECTION VI.D R-2A SINGLE-FAMILY RESIDENCE DISTRICT**

#### **D. R-2A SINGLE-FAMILY RESIDENCE DISTRICT**

The R-2A Single Family Residence District is intended to create large lot residential areas offering generous yards and setbacks within the context of a residential subdivision environment.

##### **1. Permitted Uses**

- a. Agriculture.
- b. Single-family detached dwellings.
- c. Accessory uses customarily incidental to the above permitted uses.
- d. Public Parks and those uses and structures accessory to a public park including but not limited to recreation and administration buildings, gymnasiums, concession and rest room facilities, gazebos, picnic shelters, playing fields, athletic courts, parking lots, fences, playgrounds and playground equipment, and similar uses and structures.  
(Amended by Ordinance A-834-8-00)

##### **2. Special Uses**

- a. Convents, monasteries and seminaries.
- b. Colleges, universities and accessory uses thereto.
- c. Community centers, museums, libraries, and other cultural facilities.
- d. Golf courses, standard or par 3.
- e. Garden and plant nursery plots not including retail sales.
- f. Hospitals.
- g. Outdoor recreation uses, private, public, or semi-public of a non-intensive nature, specifically excluding commercial driving ranges, miniature golf courses, water slides, batting cages and similar uses.
- h. Planned unit developments as governed by Section XIII and the specific ordinance approving each such planned unit development.
- i. Schools, public or private.
- j. Public utility and governmental service uses on lots having areas and widths as approved by the Board of Trustees.
  - (1) Utility substations.
  - (2) Police stations.



- (3) Fire stations.
- (4) Railroad rights-of-way.
- (5) Water filtration plants, pumping stations, and reservoirs.
- (6) Municipal Administration Offices
- (7) Village owned public works facility or garage
- k. Churches, temples, or synagogues (including accessory day care and pre-school programs).
- l. Accessory uses customarily incidental to the above special uses.
- m. Sheltered/skilled care facility as regulated in the R-1 District.

**3. Lot Size Requirements**

**a. Permitted Uses**

		<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
(1)	Single-family detached dwellings	40,000 sq. ft.	130 feet
(2)	Agriculture	20 acres	700 feet
(3)	Public Parks without completely enclosed buildings	Same as minimum required for single-family detached dwellings	
(4)	Public Parks with completely enclosed buildings (Amended by Ordinance A-834-8-00)	300 feet	5 acres

**b. Special Uses**

(1)	Convents, monasteries and seminaries	5 acres	300 feet
(2)	Colleges and Universities	20 acres	800 feet
(3)	Garden and plant nursery plots	5 acres	300 feet
(4)	Hospitals	25 acres	800 feet
(5)	Outdoor recreational uses	5 acres	300 feet
(6)	Planned unit developments	40 acres	800 feet

Except for Planned Unit Developments existing as of August 1, 1995, which will be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date.

- (7) Schools, public and



private		
(a) Elementary school	5 acres	300 feet
(b) Junior high school	10 acres	300 feet
(c) High school	20 acres	800 feet

(8)	Public utility and governmental facilities	(As established by Special Use Approval)
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(9)	Churches, temples, or synagogues (including accessory day care and pre-school programs)	5 acres      300 feet
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(10)	Community centers, museums, libraries, and other cultural facilities	(As established by Special Use Approval)
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**4. Floor Area Ratio**

Not to exceed 0.20.

**5. Building Height**

- a. Single-family detached dwellings -- not more than two and one-half stories or 30 feet, whichever is lower.
- b. Non-residential uses -- not more than 45 feet.

**6. Minimum Ground Floor Area Per Dwelling**

- a. One-story dwellings -- not less than 1,800 square feet.
- b. Dwellings having more than one story:
  - (1) not less than 1,200 square feet for a one and one-half story dwelling.
  - (2) not less than 950 square feet for a two story or two and one-half story dwelling.

**7. Yard Requirements**

**a. Permitted Uses**

	<u>Front Yard</u>	<u>Interior Side Yard</u>	<u>Corner Side Yard</u>	<u>Rear Yard</u>
(1) Single-family detached dwellings	50 feet	15 feet	40 feet	60 feet
(2) Agricultural	100 feet	50 feet	100 feet	60 feet
(3) Other permitted uses	50 feet	20 feet	50 feet	60 feet



In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

- (4) Public Parks  
withoutSame as minimum required for  
completely single-family detached dwellings  
enclosed  
buildings
- (5) Public Parks 100 ft 40 ft 100 ft 100 ft  
with  
completely  
enclosed buildings  
(Amended by Ordinance A-834-8-00)

b. **Special Uses** 100 ft 40 ft 100 ft 100 ft

Planned Unit Developments existing as of August 1, 1995, shall be regulated solely by the ordinance granting the special use permit for the planned unit development and any other related zoning provisions in existence on that date. In addition, for buildings over 30 feet in height, each side yard shall be increased by two feet for each additional one foot in building height.

8. **Off-Street Parking and Off-Street Loading**

In accordance with applicable regulations set forth in Section XI.